

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

916 Lydiard Street North, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$995,000

### Median sale price

Median price

\$572,500

Property Type

House

Suburb

Ballarat North

Period - From

23/03/2023

to

22/03/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	503 Ligar St SOLDIERS HILL 3350	\$950,000	22/11/2022
2	17 Sweeney St BLACK HILL 3350	\$925,000	30/10/2023
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

23/03/2024 11:59



4   2   4

**Property Type:** House  
**Land Size:** 1138 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$995,000  
**Median House Price**  
23/03/2023 - 22/03/2024: \$572,500

## Comparable Properties



**503 Ligar St SOLDIERS HILL 3350 (REI/VG)**   **Agent Comments**

4   3   4

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 22/11/2022  
**Property Type:** House (Res)  
**Land Size:** 919 sqm approx



**17 Sweeney St BLACK HILL 3350 (REI/VG)**   **Agent Comments**

4   1   2

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** House  
**Land Size:** 1012 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300



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